

REPORT/RECOMMENDATION TO THE BOARD OF SUPERVISORS
OF SAN BERNARDINO COUNTY, CALIFORNIA
AND RECORD OF ACTION

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February 25, 2003

FROM: MICHAEL E. HAYS, Director
Land Use Services Department/Advance Planning Division

SUBJECT: FIRST CYCLE 2003 GENERAL PLAN AMENDMENTS AND RELATED
ACTIONS

RECOMMENDATION: CONDUCT a public hearing to:

- A) **CONSIDER** the First Cycle 2003 General Plan Amendments for the following projects: (1) Cedar Glen General Plan Amendment (APN: 0331-101-15*), (2) Oak Hills Community Plan General Plan Amendment (APN: 0357-062-01*), and (3) LB/L-DS Ventures Lake Arrowhead, LLC. (Patriot Homes) (APN: 0331-323-01*);
- B) **ADOPT** the Resolution amending the County General Plan included in the First Cycle 2003 General Plan Amendments;
- C) **READ** title only of proposed Ordinance amending the County General Plan;
- D) **WAIVE** reading of the entire text and adopt;
- E) **APPROVE** the related projects subject to conditions of approval;
- F) **ADOPT** the Findings as recommended by the Planning Commission;
- G) **ADOPT** the CEQA Facts, Findings, and Statement of Overriding Considerations;
- H) **ADOPT** the Mitigation Monitoring and Compliance Programs;
- I) **ADOPT** the Negative Declaration; and
- J) **FILE** the Notices of Determination.

BACKGROUND INFORMATION: Section 65358 of the California Government Code requires that mandatory elements of the jurisdiction's General Plan be amended no more than four (4) times during any calendar year. This action proposes the following three projects for final adoption as a first amendment to the San Bernardino County General Plan for 2003.

Projects (1) and (2) included in this cycle were presented to the Board of Supervisors at hearings on January 7, 2003 and January 28, 2003, respectively. At these hearings, the Board declared an intent to adopt these projects to amend the General Plan text and the Official Land Use Districts Maps. The Board will hear project (3) on February 25, 2003, as a separate agenda item. If the Board, after conducting the public hearing, declares an intent to adopt this project, it will be continued to the First Cycle 2003 General Plan Amendments for final adoption. The details for these projects are as follows:

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- (1) **APN: 0331-101-15***
Applicant: Land Use Services Department
Proposal: General Plan Land Use District Change from LA/CN (Lake Arrowhead/Neighborhood Commercial) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum lot size) to LA/CS (Lake Arrowhead/Service Commercial) on approximately 9.9 acres.
Community: Cedar Glen
Location: Generally parallels a portion of Hook Creek Road between Emerald Drive and Silver Spruce Lane, Lake Arrowhead Planning Area, Section 14, Township 2 N, Range 3 W, S.B.B. & M.
JCS/Index: 00259CQ0/M226-2N

On January 7, 2003, the Board's vote to declare an intent to adopt this General Plan Amendment was as follows:

Ayes: Postmus, Biane, Aguiar, Eaves
Noes: None
Absent: None
Abstain: Hansberger.

- (2) **APN: 0357-062-01***
Applicant: Land Use Services Department
Proposal: A General Plan Amendment to create the Oak Hills Planning Area.
Community: Oak Hills/S-1
Location: An area generally bounded by the City of Victorville to the north, the City of Hesperia to the east, the unincorporated community of Summit Valley to the south, and the unincorporated community of Phelan to the west.
JCS/index: 00112CQ0/DN97-110N.

On January 28, 2003, the Board's vote to declare an intent to adopt this General Plan Amendment was as follows:

Ayes: Postmus, Biane, Hansberger, Aguiar, Eaves
Noes: None
Absent: None.

- (3) **APN: 0331-323-01***
Applicant: LB/L-DS Ventures Lake Arrowhead, LLC. (Patriot Homes)
Proposal: A) General Plan Land Use District Amendment from LA/3M-RM (Lake Arrowhead/Multiple Residential-3,000 square feet per dwelling unit) and LA/RS-14M (Lake Arrowhead/Single Residential-14,000 square feet minimum lot size) to LA/PD (Lake Arrowhead/Planned Development) on 11.8 acres.
B) Tentative Tract 16211 to create 41 numbered residential lots and one lettered lot on 11.8 acres.
C) Preliminary and Final Development Plan for Tentative Tract 16211 for 41 numbered residential lots and one lettered lot on 11.8 acre.
Community: Lake Arrowhead/S-3
Location: West side of Kuffel Canyon Road, approximately 30 feet south of Shenandoah Drive.
JCS/index: GPA/TT/FDP/M238-4/01.

The Board will hear this project on February 25, 2003, on a separate agenda item. If the Board, after conducting the public hearing, declares an intent to adopt this project, it will be included in the ordinance and resolution for final adoption as the First Cycle 2003 General Plan Amendment.

REVIEW BY OTHERS: The Planning Commission reviewed and recommended approval for project (1) on December 5, 2002, reviewed and recommended approval for project (2) on November 7, 2002, and reviewed but did not recommend approval or denial for project (3) on January 9, 2003. The projects included in this cycle were reviewed by Deputy County Counsel Robin Cochran concurrently with the Planning Commission reviews. This First Cycle grouping was reviewed by Deputy County Counsel Robin Cochran on February 12, 2003, and by the County Administrative Office, Patricia M. Cole, Administrative Analyst III, on February 13, 2002.

FINANCIAL IMPACT: There are no financial impacts associated with the approval of this item.

SUPERVISORIAL DISTRICT(S): 1st and 3rd

PRESENTER: Randy Scott, Division Chief – Advance Planning Division, 387-4147.